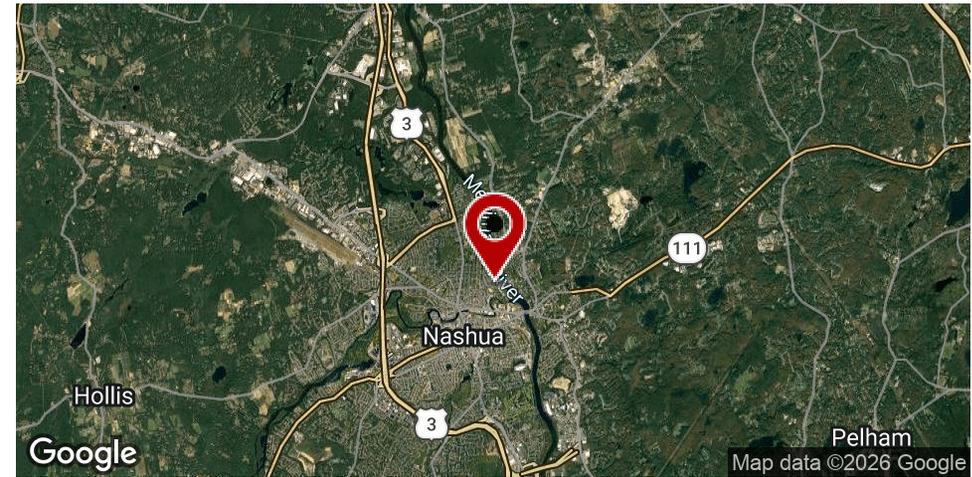
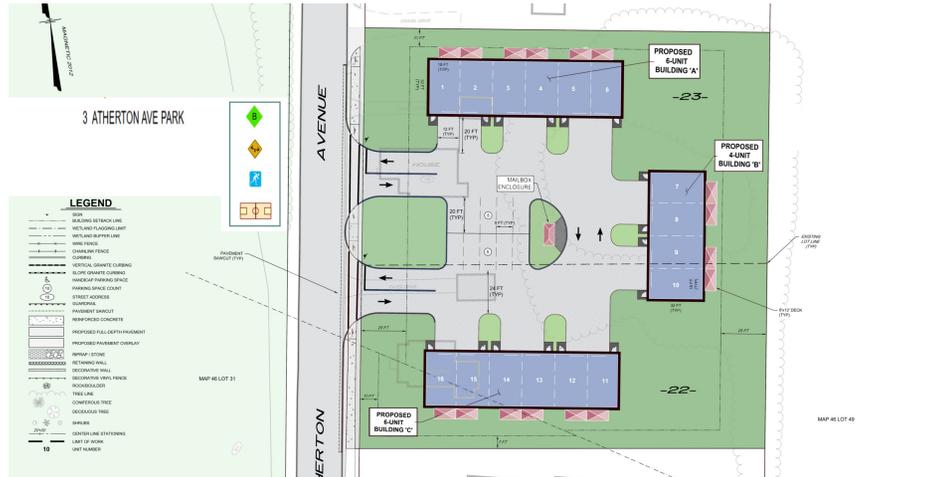




RESIDENTIAL TOWNHOMES

15-19 Atherton Ave, Nashua, NH 03064



PROPERTY DESCRIPTION

The optionee presents a rare 16-unit townhome development opportunity located across from the park on Atherton Ave in Nashua, New Hampshire. The Nashua Zoning Board of Adjustment granted variances on March 10, 2026 supporting a 16-unit residential townhome development, establishing a clear path forward for the project. These are two flat lots with excellent soils—great for keeping sitework costs down (e.g., no road, blasting, excess fill, or otherwise required). Natural gas and all city utilities are sized appropriately and ready for easy connection at the street. Buyer to pursue all remaining Planning Board approvals, site plan review, and permits. The buyer shall provide their own building plans to the PBA (e.g., the builder is not tied into a product or construction style they don't like). The buyer may elect to phase the development as preferred for greater flexibility. The optionee is taking all offers and will consider owner financing, a joint venture, and/or selling its option prior to obtaining approvals at discount. Deals like this don't come around often in Nashua. Don't miss out on your chance to secure a winning project for 2026.

PROPERTY HIGHLIGHTS

- ZBA Variances Approved (March 10, 2026)
- Natural gas and city utilities available
- Flexible phasing potential for staged development
- Construction plans may be available, subject to mutually agreed-upon terms.

OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of units:	16 Townhomes
Price per unit:	\$90,625
Total Lot Size:	1.14 Acres

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DEVELOPMENT OPPORTUNITY FOR SALE

RESIDENTIAL TOWNHOMES

15-19 Atherton Ave, Nashua, NH 03064



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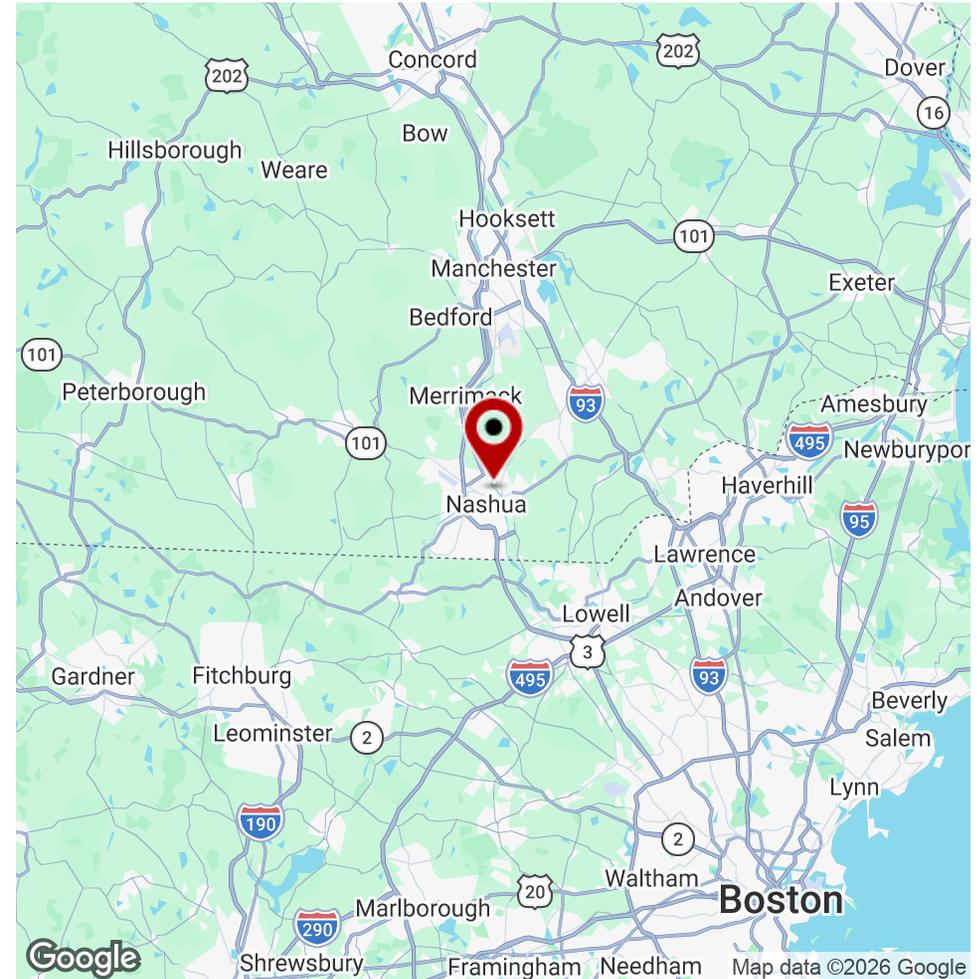
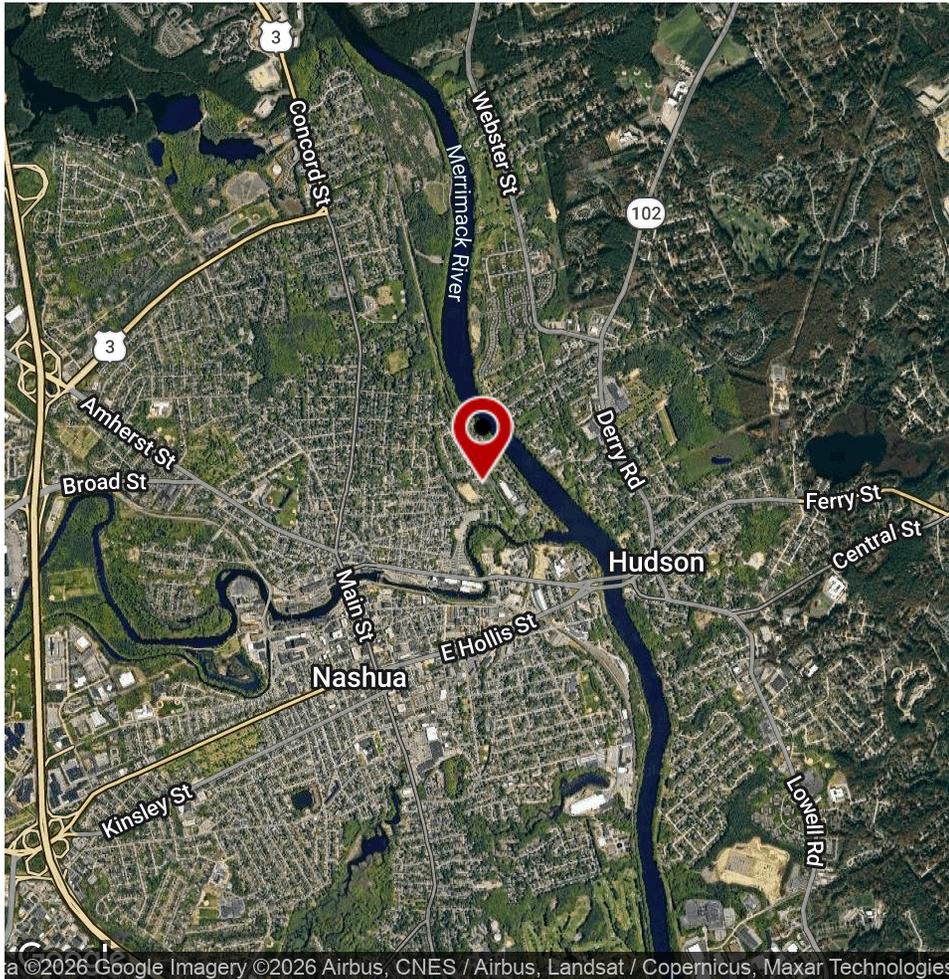
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DEVELOPMENT OPPORTUNITY FOR SALE

RESIDENTIAL TOWNHOMES

15-19 Atherton Ave, Nashua, NH 03064



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DEVELOPMENT OPPORTUNITY FOR SALE

PROPOSED SITE PLAN, FLOORPLAN & RENDERING

15-19 Atherton Ave, Nashua, NH 03064



Lower Level

Main Floor

Top Floor



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COMPARABLE UNITS IN THE AREA

15-19 Atherton Ave, Nashua, NH 03064

	<p>5 DUMAINE AVE, UNIT E Nashua, NH 03063</p> <p>Sold 6/25/2025</p>	<p>Price: \$520,272 Bldg Size: 1,321 SF</p>	
	<p>7 DEERWOOD DR, UNIT C Nashua, NH 03063</p> <p>Sold 6/11/2025</p>	<p>Price: \$502,000 Bldg Size: 1,401 SF</p>	
	<p>17 DEERWOOD DR, UNIT E Nashua, NH 03063</p> <p>Sold 9/24/2025</p>	<p>Price: \$487,000 Bldg Size: 1,401 SF</p>	
	<p>67 GROTON RD, #B Nashua, NH 03062</p> <p>On Market</p>	<p>Price: \$694,900 Bldg Size: 2,200 SF</p>	

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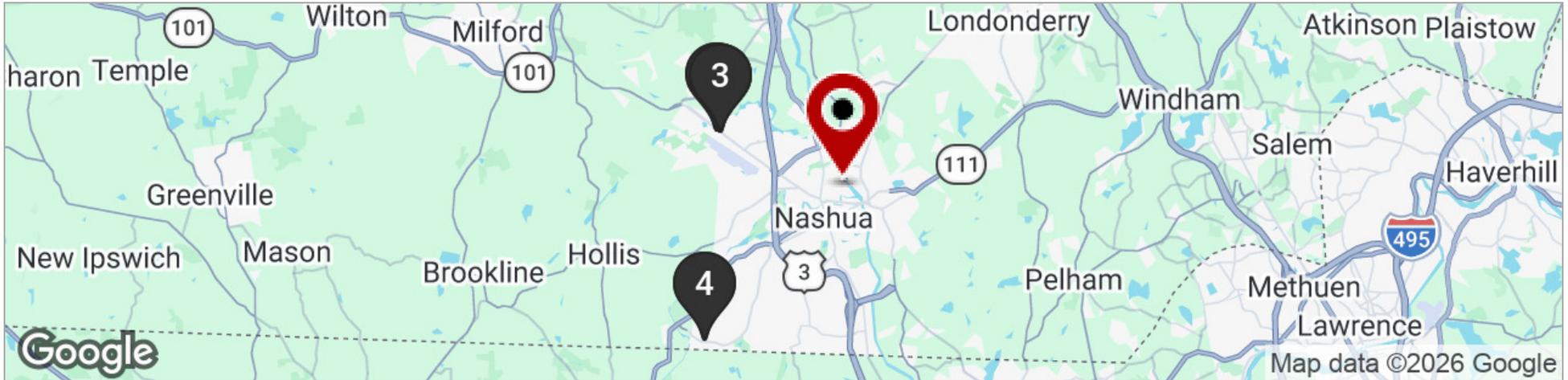
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COMPARABLE UNITS IN THE AREA, MAP

15-19 Atherton Ave, Nashua, NH 03064



	NAME/ADDRESS	PRICE	LOT SIZE
★	Residential Townhomes 15-19 Atherton Ave Nashua, NH	\$1,450,000	1.14 Acres
1	5 Dumaine Ave, Unit E Nashua, NH	\$520,272	-
2	7 Deerwood Dr, Unit C Nashua, NH	\$502,000	-
3	17 Deerwood Dr, Unit E Nashua, NH	\$487,000	-
4	67 Groton Rd, #B Nashua, NH	\$694,900	-
AVERAGES		\$551,043	NAN ACRES

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Population Trends

15 Atherton Ave, Nashua, New Hampshire, 03064 2 (5 minutes)

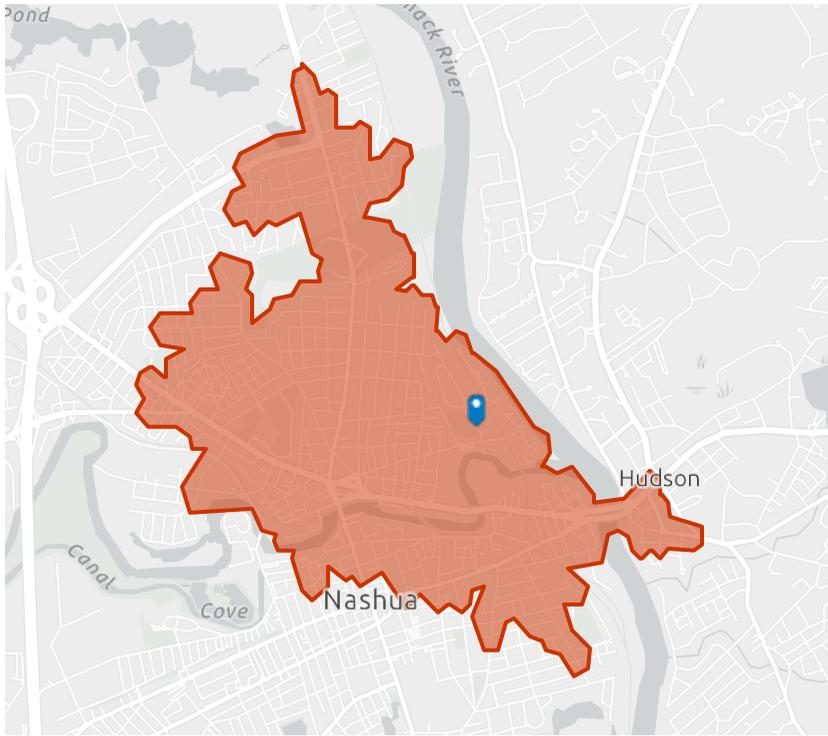
15 Atherton Ave, Nashua, New Hampshire, 03064

Drive time of 5 minutes

Prepared by Esri and Lisa

Latitude: 42.76912

Longitude: -71.45482



Population Trends and Key Indicators

15 Atherton Ave, Nashua, New Hampshire, 03064 2
Drive time of 5 minutes

14,389	6,500	2.18	38.1	\$73,084	\$454,878	72	54	67
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,507

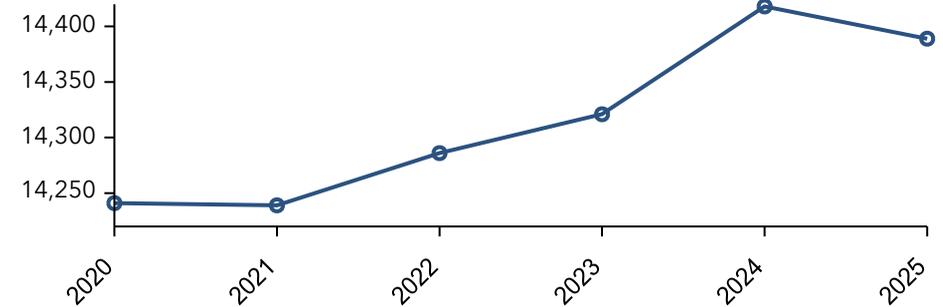
Avg Spent on Mortgage & Basics



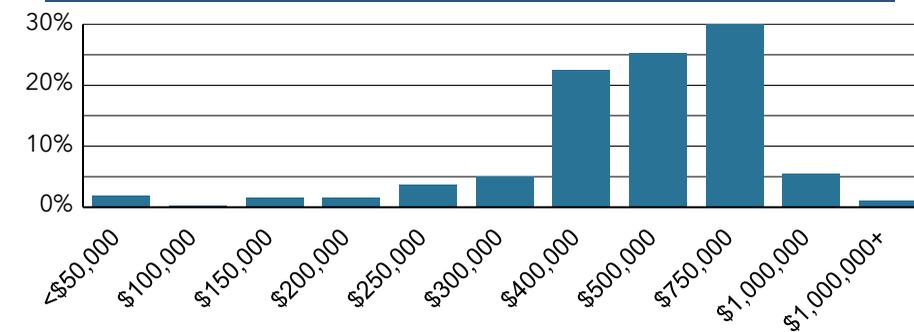
39.0%

Percent of Income for Mortgage

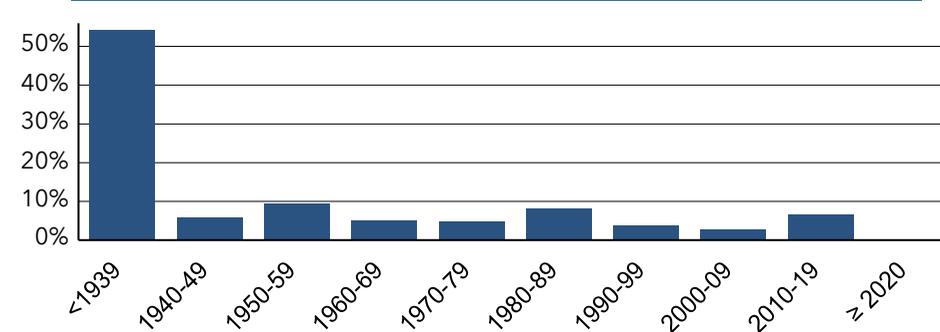
Historical Trends: Population



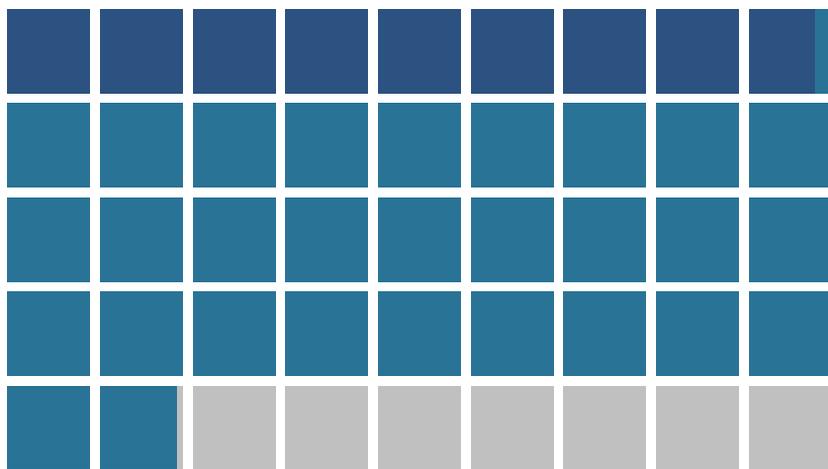
Home Value



Housing: Year Built

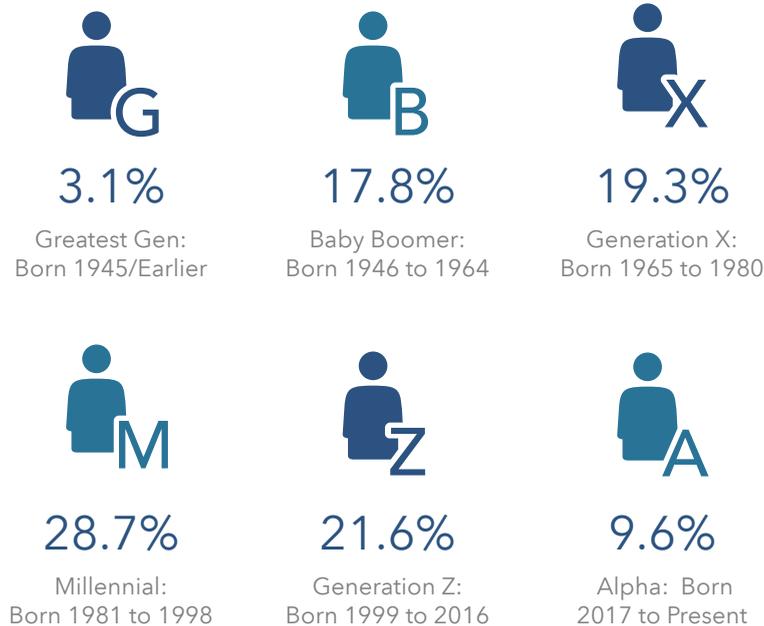


POPULATION BY AGE



■ Under 18 (19.6%)
 ■ Ages 18 to 64 (64.7%)
 ■ Aged 65+ (15.7%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

Commute Profile

15 Atherton Ave, Nashua, New Hampshire, 03064 2 (10 minutes)
15 Atherton Ave, Nashua, New Hampshire, 03064
Drive time of 10 minutes

Prepared by Esri and Lisa
Latitude: 42.76912
Longitude: -71.45482

COMMUTE PROFILE

15 Atherton Ave, Nashua, New Hampshire, 03064 2
Drive time of 10 minutes
This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



30,107

ACS Workers Age 16+



73.4%

Drove Alone to Work

TRANSPORTATION TO WORK



1.5%

Took Public Transportation



10.3%

Carpooled



2.0%

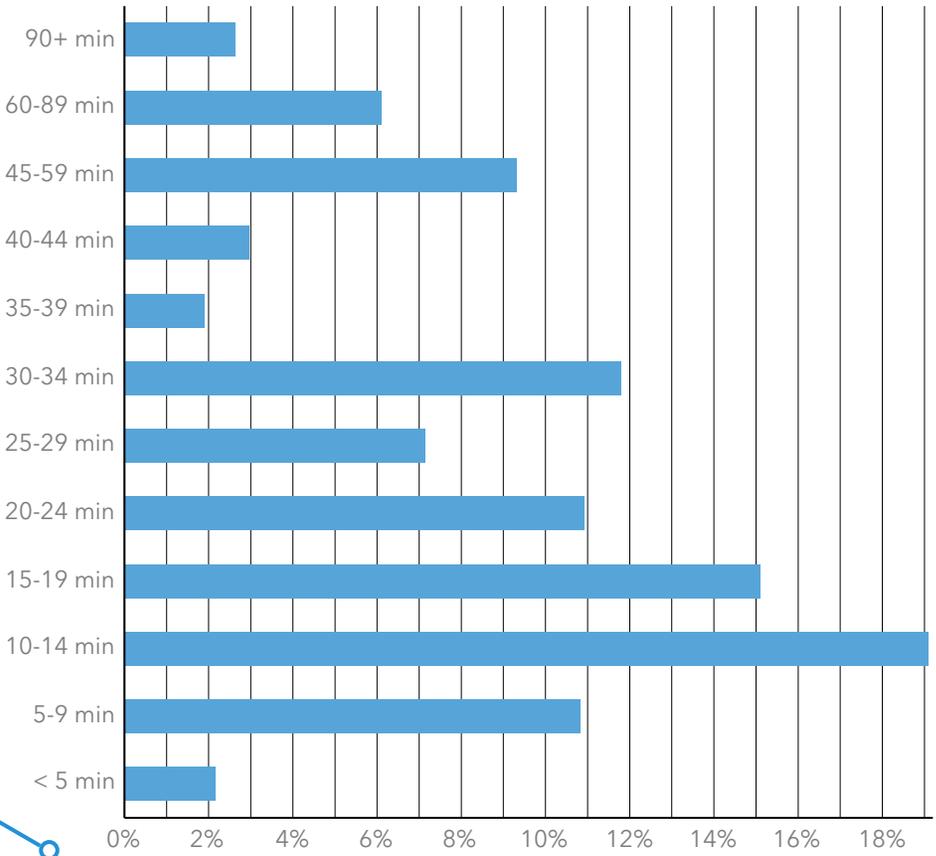
Walked to Work



0.1%

Bike to Work

TRAVEL TIME TO WORK



Percent of Workers

Source: This infographic contains data provided by ACS (2019-2023).

What's in My Community?

19 Atherton Ave, Nashua, New Hampshire, 03064 (10 minutes)

19 Atherton Ave, Nashua, New Hampshire, 03064

Drive time of 10 minutes

Prepared by Esri and Lisa

Latitude: 42.76935

Longitude: -71.45503



What's in My Community?

Places that make your life richer and community better

19 Atherton Ave, Nashua, New Hampshire, 03064
10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri